



**We are Pleased to  
Present for Sale  
80 Acres  
Benton County, Iowa**

- LOCATION:** From Garrison: 2 miles north on Highway 198, 1 ¼ miles west on 59<sup>th</sup> Street. The farm is located on the south side of the road.
- LEGAL DESCRIPTION:** The W ½ of the NE ¼ Section 19, Township 85 North, Range 11 West of the 5<sup>th</sup> P.M., Benton County, Iowa.
- PRICE & TERMS:** \$364,000.00 - \$4,550 per acre. 10% upon acceptance of offer and balance at closing.
- POSSESSION:** Negotiable.
- TAXES:** 2009-2010, payable 2010-2011 – \$1,706.00 – net – \$21.59 per taxable acre. There are 79 taxable acres.
- SCHOOL DISTRICT:** Vinton Shellsburg School District.
- FSA INFORMATION:** Farm #6401 - Tract #7236
- |   |                                     |
|---|-------------------------------------|
| Cropland                                  | 66.6 Acres (includes 2.2 Acres CRP) |
| Corn Base                                 | 35.8 Acres                          |
| Direct and Counter Cyclical Corn Yield    | 111/144 Bu/Acre                     |
| Soybean Base                              | 30.5 Acres                          |
| Direct and Counter Cyclical Soybean Yield | 40/48 Bu/Acre                       |
- There are 2.7 acres of cropland that are currently being certified as grass. This farm is designated at Highly Erodible Land (HEL) and a conservation system is being actively applied.
- AVERAGE CSR:\*** ArcView Software indicates an average CSR of 83.9 on the tillable acres. The Benton County Assessor indicates an average CSR of 79 on the entire farm.
- CONSERVATION RESERVE PROGRAM (CRP):** There are 2.2 acres enrolled in the CRP Filter Strip Program at \$236/acre for a total of \$519/year. This contract expires September 30, 2019.
- WETLANDS:** There are 2.5 acres of waterways in the northwest corner of the farm that are certified wetlands and cannot be farmed or drained.
- BUILDINGS:** None.
- BROKER'S COMMENTS:** This is a good quality Benton County farm with good soils.  
*\*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.*

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.*

Aerial Map



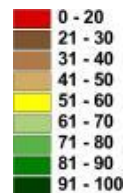
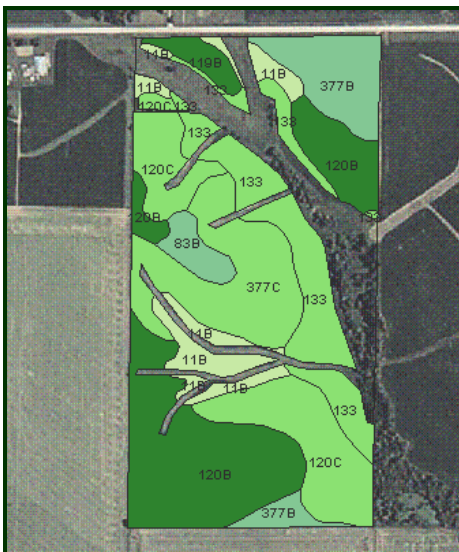
Plat Map



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### CSR: Calculated using ArcView 3.2 software

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.



Total Acres	63.9	Average CSR	83.9		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
119B	MUSCATINE	95	167	56	1.45
11B	COLO-ELY COMPLEX	68	143	48	4.96
120B	TAMA	95	167	56	17.48
120C	TAMA	80	162	54	11.19
133	COLO	80	136	46	10.56
377B	DINSDALE	90	160	54	6.37
377C	DINSDALE	75	155	52	10.07
83B	KENYON	87	158	53	1.78

WE ARE PLEASED TO OFFER THESE SERVICES

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